

# NOTICE OF MORTGAGE FORECLOSURE SALE

18-110373

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

August 21, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$112,000.00

MORTGAGOR(S): Barbara J. Kortus and Mark S. Kortus, wife and husband and David M. Walters and Barbara J. Walters, husband and wife

MORTGAGEE:

Wells Fargo Bank, N.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A. SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed September 22, 2006, Mille Lacs County Recorder, as Document Number 335824

LEGAL DESCRIPTION OF PROPERTY:

Lot One (1), Block Two (2), Ridgewood North

PROPERTY ADDRESS:

335 11th St NW,

Milaca, MN 56353

PROPERTY IDENTIFICATION NUMBER: 21-760-0170

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$33,236.12

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE:

February 26, 2019, 10:00am

PLACE OF SALE: Sheriff's Main Office, 640 3rd Street SE, Milaca, MN 56353 to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 12 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on February 26, 2020, or the next business day if February 26, 2020 falls on a Saturday, Sunday or legal holiday.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: December 31, 2018

Wells Fargo Bank, N.A.  
Mortgagee

SHAPIRO & ZIELKE, LLP  
BY

Lawrence P. Zielke - 152559  
Melissa L. B. Porter - 0337778  
Randolph W. Dawdy - 2160X  
Gary J. Evers - 0134764  
Tracy J. Halliday - 034610X

Attorneys for Mortgagee  
Shapiro & Zielke, LLP  
12550 West Frontage Road, Suite 200  
Burnsville, MN 55337  
(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the

Union-Times

January 10, 17, 24, 31,

February 7, 14, 2019

894379